

**CITY OF BALTIMORE  
COUNCIL BILL 15-0483  
(First Reader)**

---

Introduced by: Councilmember Stokes

At the request of: Greater Baltimore Medical Center, Inc.

Address: c/o Alan Sun, Esquire, McGuireWoods LLP, 7 Saint Paul Street, Suite 1000,  
Baltimore, Maryland 21202

Telephone: 410-659-4464

Introduced and read first time: February 23, 2015

Assigned to: Land Use and Transportation Committee

---

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Department of General Services, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Amendment 1 – New Lafayette Courts**

3 FOR the purpose of approving an amendment to the Development Plan of the New Lafayette  
4 Courts Planned Unit Development.

5 BY authority of

6 Article - Zoning

7 Title 9, Subtitles 1 and 2

8 Baltimore City Revised Code

9 (Edition 2000)

10 **Recitals**

11 By Ordinance 95-488, the Mayor and City Council (i) approved the application of the  
12 Housing Authority of Baltimore City (HABC) to have certain property known as Lafayette  
13 Courts, consisting of 21.5 acres, more or less, designated as a Residential Planned Unit  
14 Development and (ii) approved the Development Plan submitted by the applicant.

15 Greater Baltimore Medical Center, Inc., the owner of the property known as 1200 East  
16 Fayette Street, which is located within the boundaries of the New Lafayette Courts Planned Unit  
17 Development, wishes to amend the Development Plan, as previously approved by the Mayor and  
18 City Council, to modify the uses permitted within the Planned Unit Development.

19 On February 9, 2015, representatives on behalf of the owner met with the Department of  
20 Planning for a preliminary conference to explain the scope and nature of the proposed  
21 amendment to the Development Plan.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**Council Bill 15-0483**

1 The representatives on behalf of the owner have now applied to the Baltimore City Council  
2 for approval of the amendment, and they have submitted the amendment to the Development  
3 Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the Baltimore City  
4 Zoning Code.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
6 Section 3 of Ordinance 95-488 is amended to read as follows:

7 SEC. 3. AND BE IT FURTHER ORDAINED, That the Development Plan  
8 approved hereby is subject to the following use and bulk regulations and  
9 limitations:

10 The following uses are permitted within the Property:

11 . . . . .  
12 H. SCHOOLS: ELEMENTARY AND SECONDARY.

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That all plans for the construction of permanent  
14 improvements on the property are subject to final design approval by the Planning Commission  
15 to insure that the plans are consistent with the Development Plan and this Ordinance.

16 **SECTION 3. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the  
17 accompanying amended Development Plan and in order to give notice to the agencies that  
18 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the  
19 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor  
20 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the  
21 Director of Finance then shall transmit a copy of this Ordinance and the amended Development  
22 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the  
23 Commissioner of Housing and Community Development, the Supervisor of Assessments for  
24 Baltimore City, and the Zoning Administrator.

25 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
26 after the date it is enacted.